

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF  
TULSA, OKLAHOMA,**

scheduled for Wednesday, October 30, 2024, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, October 25, 2024, at 4:18 P.M.

**CALL TO ORDER**

Chair Cue called the meeting to order at 5:06 P.M.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
Bellis	Present	Fowler	Present
Miller	Absent		
	Present:	7	
	Absent:	2	

Councilor Miller arrived at 5:46 P.M.

**STAFF PRESENT**

Jack Blair, City Attorney  
Lori Doring, Secretary to the Council  
Elizabeth Tankard, Council Staff

**1. RECEIPT & FILING OF MINUTES**

- a. Minutes of Regular Meeting held at 4:00 PM on September 25, 2024.  
[CC 10/30/24] 24-1023-1
- b. Minutes of Regular Meeting held at 5:00 PM on September 25, 2024.  
[CC 10/30/24] 24-1023-2
- c. Minutes of Regular Meeting held at 4:00 PM on October 16, 2024.  
[CC 10/30/24] 24-1056-1
- d. Minutes of Regular Meeting held at 5:00 PM on October 16, 2024.  
[CC 10/30/24] 24-1056-2

Councilor Decter Wright moved to approve 1.a – 1.d. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		
Yeas: 7	Nays: 0	Absent: 2	Abstentions: 0

Motion carried.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Kelsey Hubble-Dowdell – Appointment to the Metropolitan Tulsa Transit Authority replacing Jim East; term expires July 31, 2026. (CD-4) [UED 10/16/24; CC 10/30/24] 24-981-1
- b. Hamid ValadKhani – Appointment to the Infrastructure Development Advisory Board replacing John Davis; term expires September 30, 2027. (CD-9) [PW 10/16/24; CC 10/30/24] 24-982-1

Public Comments:  
John Huffines – 2.a – 2.b.

Councilor Decter Wright moved to approve 2.a – 2.b. Councilor Bengel seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

3. PUBLIC HEARINGS

- a. No items this week.

4. MAYOR’S ITEMS

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

- b. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution approving funding a portion of the costs of public infrastructure improvements required in connection with the construction of a new retail shopping center in an amount not to exceed seven hundred fifty thousand dollars (\$750,000.00) pursuant to the terms of an Economic Development Agreement to be negotiated between the City of Tulsa and Mohr Tulsa Marketplace, LLC. **(Emergency Clause)** [UED 10/16/24; CC 10/30/24] 24-958-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of a Resolution declaring the intent to consider approval of a major amendment to the Tulsa International Airport Economic Development Project Plan under the Local Development Act; directing preparation of a Major Amendment of the Project Plan; approving a Memorandum of Understanding between the City of Tulsa and Tulsa County; appointing a Review Committee; directing the Review Committee to make findings as to eligibility and financial impact, if any, on taxing jurisdictions and business activities within the proposed districts; directing the Review Committee to make a recommendation with respect to the proposed Major Amendment to the Project Plan. **(Emergency Clause)** [PW 10/16/24; CC 10/30/24] 24-970-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of a Recommendation from the Greater Tulsa Area African-American Affairs

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- Commission to replace the vacated Citizens United for a Better Educational System (CUBES) seat with a new organization for the Commission, the Black Wall Street Chamber of Commerce. [UED 10/16/24; CC 10/30/24] 24-962-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 4 to Contract No. 135764 between the City of Tulsa and Crossland Construction Company, LLC for Project No. 170000, in the amount of two million, eight hundred ninety thousand, three hundred sixty-nine dollars and thirty-two cents (\$2,890,369.32) and adding two hundred fifty-two (252) calendar days due to the addition of Phase 4 tuning and commissioning which includes revisions to the grouted concrete and tuning blocks as directed by the engineer of record, the improvements on the 23rd St. parking lot, sanitary sewer system, water system and installation of Portland Loo restrooms, revisions to the buoy warning and buoy anchoring system for Zink Dam Improvements. [PW 10/16/24; CC 10/30/24] 24-965-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Donation from PartnerTulsa to the Tulsa Parks Department of a 24" x 36" painting of Jane Malone to hang in the newly constructed Jane A. Malone Recreation Center valued at ten thousand dollars (\$10,000.00). [CC 10/30/24] 24-1033-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from National Criminal Justice Training Center in the amount of two thousand, seven hundred nineteen dollars and fifty cents (\$2,719.50) for Stanley Preston and Brandon Watkins to travel to Birmingham, AL on September 22-25, 2024, to attend the 2024 Hate Crimes Grantee Conference. [CC 10/30/24] 24-1034-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a travel donation from Global Buried Asset Management Congress (GBAMC) in the amount of one thousand dollars (\$1,000.00) for Cheryl Wilson to travel to Indianapolis, IN on November 14-16, 2024, to attend the Global Buried Asset Management Congress. [CC 10/30/24] 24-1035-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Mark A. and Susan M. Delozier Revocable Living Trust, dated October 18, 2012, of property located at 14525 E. Pine St., Unplatted, required for infrastructure improvements at Metal Panels, Inc. Project in Catoosa. (Rogers County) [CC 10/30/24] 24-1036-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Donation from CC Services to the Tulsa Fire Department of thirty (30) thermal imaging cameras to be distributed to each Fire Station valued at twenty-nine thousand, seven hundred eighty-seven dollars (\$29,787.00). [CC 10/30/24] 24-1044-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Jenks Half Marathon and 5K scheduled for November 9, 2024, starting at 809 N. 3rd St., Jenks, OK and continuing into Tulsa City Limits. (CD-2) [CC 10/30/24] 24-1048-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Dia de los Muertos Art Festival scheduled for November 1, 2024, at 307 E. Reconciliation Way. (CD-1) [CC 10/30/24] 24-1049-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Day of the Dead Sprint scheduled for November 1, 2024, starting at 300 N. Elgin Ave. (CD-1) [CC 10/30/24] 24-1050-1

- n. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: BOK Center November 2024 Events scheduled for November 1-30, 2024, at 100 S. Denver Ave. (CD-1,4) [CC 10/30/24] 24-1051-1
- o. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Tulsa Farmers' Market scheduled for November 2, 9, 16, 23, 2024, at 1 S. Lewis Ave. (CD-4) [CC 10/30/24] 24-1052-1
- p. Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: McNellie's Pub Run scheduled for November 9, 2024, starting at 409 E. 1st St. (CD-1,4) [CC 10/30/24] 24-1053-1

Public Comments:  
John Huffines – 4.e, 4.j, 4.l, 4.n, 4.o.  
James Alexander, Jr. – 4.d.  
Bernice Alexander – 4.d.  
Erran Persley – 4.b.

Councilor Patrick left the meeting at 5:12 P.M. and returned at 5:14 P.M.

Councilor Decter Wright moved to approve 4.b – 4.p with the emergency clause on 4.b – 4.c. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

**5. AUTHORITIES, BOARDS & COMMISSIONS**

5.e was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7787 from RS-4 to RM-2 for property located at the SW/c of E. 7th St. and S. Zunis Ave. requested by JMAX Homes, Jon Brent. (Property owner: JMAX Homes) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-983-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7789 from RS-3 to RM-1 for three (3) lots located at 4103 W. 56th Pl., 4111 W. 57th St., and 4115 W. 57th St. requested by Marc Ruiz. (Property owner: NextGen Capital, Beth Drake) (CD-2) (TMAPC voted 10-0-0 to recommend **APPROVAL** of RM-1 zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-984-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7790 from AG to AG-R for property located north of the NE/c of E. 11th St. S. and S. 156th E. Ave. requested by Diana Mar Martinez. (Property owner: Marvarenga Enterprises, LLC) (CD-6) (TMAPC voted 10-0-0 to recommend **APPROVAL** of AG-R zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-985-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7791 from RS-3 to CS for property located west of the

NW/c of E. 46th St. N. and N. Peoria Ave. requested by Karl Fritschen - Wallace Design Collective. (Property owner: Cherokee Nation) (CD-1) (TMAPC voted 10-0-0 to recommend **APPROVAL** of CS zoning.) [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-986-2

Councilor Decter Wright moved to approve 5.a – 5.d. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Absent		

Yeas: 7      Nays: 0      Absent: 2      Abstentions: 0

Motion carried.

- e. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7759 from RS-2 to RS-4 with an Optional Development Plan for property located at the NE/c of E. 36th St. S. and S. Braden Ave. requested by Select Design. (Property owner: Highland Acres, LLC) (CD-5) (TMAPC voted 6-2-0 to recommend **APPROVAL** of RS-4 zoning with an Optional Development Plan.) *(Note: The Council voted to continue the proposed application to December 11, 2024, at the September 18, 2024, Regular City Council meeting. At the September 25, 2024, Regular City Council Meeting, the Council voted to reconsider the December 11, 2024, continuance and voted to continue the proposed application to October 30, 2024.)* [UED 9/11/24; CC 9/18/24; CC 9/25/24; CC 10/30/24; CC 11/6/24] 24-863-4

Mitchell Stephens, the applicant for 5.e, addressed the Council.

Public Comments:  
Jackson Slayter – 5.e.  
Nigel Higgs – 5.e.  
Sandra Van Meter – 5.e.  
John Oxford – 5.e.  
Terri Higgs – 5.e.

Nathan Foster from the Tulsa Planning Office addressed the Council.

There was Council discussion.

Councilor Cue left the meeting at 5:37 P.M. and returned at 5:39 P.M.

Councilor Lakin left the meeting at 5:54 P.M. and returned at 5:56 P.M.

Councilor Bellis moved to approve 5.e with revised development standards as proposed on October 30, 2024. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

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Motion carried.

**6. ORDINANCES - FIRST READING**

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-31 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Data Center and River Design Overlay Amendments (ZCA-31) to the City of Tulsa Zoning Code relating to Data Centers and the River Design Overlay in the following sections: Section 20.050 RDO, River Design Overlays, Section 20.050-A General, Subsection 4. Exemptions, and Subsection 7, Modifications to RDO Regulations; Section 35.070 Industrial Use Category, Section 35.070-A Low Impact Manufacturing and Industry, and add Subsection 4, Data Center; Section 40.420 Wireless Communication Facilities, Section 40.420-E General Requirements; and Section 55.050 Parking Exemptions and Credits, add Section 55.050-M Data Centers. [UED 10/16/24; CC 10/30/24; CC 11/6/24] 24-987-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 12, Tulsa Revised Ordinances, Chapter 6, titled "Ethics Code," defining terms, prohibiting and requiring disclosure of conflicts of interest, establishing a process for complaints and investigations, creating the Ethics Advisory Commission, and repealing all ordinances in conflict. [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1022-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three hundred thousand dollars (\$300,000.00) from grant revenues to be received from the Department of Justice within the JAG Reimbursement Grants SubFund. (Department of Justice Crime Gun Intelligence Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1024-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred twenty-three thousand, six hundred sixty-four dollars (\$223,664.00) from grant revenues to be received from the Department of Justice within the DNA Backlog Reduction SubFund. (Department of Justice DNA Backlog Reductions) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1025-2
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty thousand dollars (\$20,000.00) from grant revenues to be received from the Arvest Foundation within the Social Eco Development Non-Federal Grant Programs SubFund. (Financial Empowerment Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1026-2
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of one hundred thousand dollars (\$100,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (District 2 Community Development Project-Route 66 Village) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1027-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of five hundred fifty thousand dollars (\$550,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. (District 2 Community Development Project-Route 66 Bell Station) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1028-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of ninety-four thousand,

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seven hundred seven dollars and eighty-three cents (\$94,707.83) between projects within the TMUA 2010 Water Revenue Bond Subfund; to transfer one hundred twenty-four thousand, thirty-five dollars and twenty-five cents (\$124,035.25) between projects within the TMUA 2011 Water Revenue Bond Subfund and to transfer fifty-eight thousand, two hundred fifty-six dollars and ninety-two cents (\$58,256.92) between projects within the TMUA Water Capital Projects Subfund. (Eucha Dam Gate Operations) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1029-2

- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the Tulsa Revised Ordinances, Title 11 "Public Works Department," Chapter 12 "Rights-of-Way Occupancy Management," Section 1202 "Definitions," by amending the definitions of the terms "Affiliate," "Person," and "Video Service Gross Revenue"; providing for severability, and setting an effective date. [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1030-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended appropriation balances of two million dollars (\$2,000,000.00) between departments and account groups within grant revenues received from the United States Treasury American Rescue Plan Act Subfund. (Airmen Center) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1031-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement, requested by Ashton Bollard, Parker, Bryning & Richardson, for property located at 4347 S. 170th E. Ave., to clear the title of a house constructed on the easement. (CD-6) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1039-2
- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of three (3) Utility Easements, requested by Nathalie Cornett, Eller & Detrich, P.C. for property located at 10507 E. 91st St., for future expansion of Saint Francis Hospital South. (CD-7) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1040-2
- m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Utility Easement requested by Lori Worthington, Amax Sign Co., on behalf of Tulsa Baptist Church, for property located at 10310 S. Sheridan Rd., for placement of a monument sign. (CD-8) [PW 10/30/24; CC 10/30/24; CC 11/6/24] 24-1041-2
- n. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of sixty thousand dollars (\$60,000.00) recognized from unappropriated fund balance within the Economic Development Comm Fund. (Convention Center Hotel Study) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1042-2
- o. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of eight hundred fourteen thousand, ninety-one dollars and seventy cents (\$814,091.70) from grant revenues received from the United States Treasury American Rescue Plan Act Subfund. (Route 66, 36N Envision Comanche, COT IT Audio-Video, Tulsa Metropolitan Ministry, Tulsa Animal Services) [UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-1043-2
- p. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of three million, four hundred twenty-six thousand, seven hundred dollars (\$3,426,700.00) from revenues received within the Walmart Opioid Settlement SubFund. (Opioid Settlement - Housing) [UED 9/25/24; UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-920-4



- q. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of four million dollars (\$4,000,000.00) from grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (ARPA - Housing) [UED 9/25/24; UED 10/30/24; CC 10/30/24; CC 11/6/24] 24-919-4

Without objection, items 6.a – 6.q were forwarded to the next Council meeting.

7. **ORDINANCES - SECOND READING**

7.a was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance ZCA-25 amending the City of Tulsa Zoning Code, Title 42, Tulsa Revised Ordinances, Housing Feasibility Zoning Code amendments to the City of Tulsa Zoning Code in the following chapters: Chapter 5 - Residential Districts; Chapter 15- Office, Commercial and Industrial Districts; Chapter 20 - Overlay Districts; Chapter 25- Special Districts; Chapter 40 - Supplemental Use and Building Regulations; Chapter 45 -Accessory Uses and Structures; Chapter 55 - Parking; and Chapter 90 - Measurements. Key concepts contained in the proposed amendments are Housing types in Office and Commercial districts; Hotel/Office-to-residential conversions; removing the time limit on special exception approvals of manufactured housing; Cottage House developments; Accessory Dwelling Units; and reducing and simplifying mandatory parking requirements. [UED 9/25/24; UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-935-2

Public Comments:  
Jeff Hall – 7.a.

Councilor Decter Wright moved to approve 7.a. Councilor Bellis seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Nay	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 7      Nays: 1      Absent: 1      Abstentions: 0

Motion carried.

- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7571-A from MX1-U-45 with an Optional Development Plan to MX1-U-45 with an amended Optional Development Plan for property located east of the NE/c of E. 36th St. S. and S. Peoria Ave. requested by Lou Reynolds. (Property owner: CBC Builds, LLC) (CD-9) (TMAPC voted 8-1-0 to recommend **APPROVAL** of MX1-U-45 zoning with an amended Optional Development Plan.) [UED 9/25/24; CC 10/16/24; CC 10/30/24] 24-936-3
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7784 from RS-2 to CG for property located north of the NE/c of E. Easton St. and N. Memorial Dr. requested by Walters Way - Regaining Your Life Foundation. (Property owner: Walter Block) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning.) [UED 9/25/24; CC 10/16/24; CC 10/30/24] 24-937-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7785 from RM-2 to AG for property located south of the



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- SE/c of W. 10th St. S. and S. 61st W. Ave. requested by Bell Land Use, LLC, Robert Bell. (Property owner: Eden Village of Tulsa, Inc.) (CD-4) (TMAPC voted 9-0-0 to recommend **APPROVAL** of AG zoning.) [UED 9/25/24; CC 10/16/24; CC 10/30/24] 24-938-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Rezoning Ordinance CO-19 for property located north of the NW/c of E. 91st St. S. and S. Mingo Rd. to rezone subject properties from AG to CO with a Development Plan requested by Nathan Cross. (Property owner: Curlee-Case, LLC) (CD-7) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CO-19 zoning with a Development Plan.) [UED 9/25/24; CC 10/16/24; CC 10/30/24] 24-940-3
- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two million dollars (\$2,000,000.00) recognized from revenues received within the Long Range Capital Fund. (Kirkpatrick Heights/Greenwood Master Plan) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-967-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended fund balance of fourteen thousand, three hundred fifty-nine dollars and fifty-seven cents (\$14,359.57) between departments and projects within the 2001 Sales Tax Fund. (Transfer from completed Trail Projects to Arterial Street Rehab) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-968-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of nine hundred ninety thousand, nine hundred seventy dollars (\$990,970.00) from grant revenues to be received from the United States Department of Health and Human Services within the Community Mental Health Services for Children with Serious Emotional Disturbances (SED) SubFund. (Substance Abuse and Mental Health Services Administration (SAMSHA) Grant) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-969-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a Water Easement, requested by Jaime Skipper for property located at 6929 S. Memorial Dr., Woodland Hills Mall Addition, for the expansion of Woodland Hills Mall. (CD-7) [PW 10/16/24; CC 10/16/24; CC 10/30/24] 24-971-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a certain Air Space portion of a Public Way (vertical air space) located at 424 N. Boulder Ave., lying within a tract of land located in Lots One - Eight and Twenty (1-8 and 20), Block Nine (9) of Original Town Tulsa, requested by Mark Capron of Wallace Design Collective to allow for the construction of balconies overhanging the right-of-way. (CD-1) (Public Hearing: 10/16/24) [PW 10/16/24; CC 10/16/24; CC 10/30/24] 24-978-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a certain Public Street located at 11313 E. 13th St., platted in Carousel Concourse III (Plat #06925) and Elm Hurst (Plat #12875), requested by Steven Stecher to satisfy title requirements. (CD-6) (Public Hearing: 10/16/24) [PW 10/16/24; CC 10/16/24; CC 10/30/24] 24-979-2
- l. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty thousand dollars (\$20,000.00) recognized from unappropriated fund balance within the Public Works Non-Federal Grants SubFund. (Traffic Signal Damage Repair Reimbursement) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-988-2

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- m. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of sixty million, three hundred seventy-five thousand dollars (\$60,375,000.00) recognized from revenue received from the sale of General Obligation Bonds within the 2020 GO bond Issue 5 SubFund. (Pedestrian Infrastructure Improvements) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-997-2
- n. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a Drainage Easement, requested by Jacob Purdum, Eller & Detrich, P.C. for property located at 5959 S. 94th E. Pl., Woodland View Park 6th, for future development. (CD-7) [PW 10/16/24; CC 10/16/24; CC 10/30/24] 24-1002-2
- o. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of twenty-five thousand dollars (\$25,000.00) in the 2014 GO Bond Issue 7 SubFund, transferred from the 2020 GO Bond Issue 3 SubFund. (2022 Bond Cost of Issuance Correction) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1004-2
- p. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended fund balance of seven hundred fifty thousand dollars (\$750,000.00) between departments, account groups, and projects within grant revenues received from the United States Treasury American Rescue Plan Act SubFund. (Citywide Infrastructure) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1005-2
- q. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to transfer unencumbered and unexpended fund balance of three hundred seventy-three thousand, nine hundred fifteen dollars and seven cents (\$373,915.07) between projects within the OWRB 2019A Promissory Note SubFund. (Turley Interceptor Replacement) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1006-2
- r. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of two hundred twenty thousand dollars (\$220,000.00) from grant revenues to be received from Oklahoma Office of Homeland Security within the Homeland Security Programs SubFund. (Bomb Robot Replacement) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1007-2
- s. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of fourteen million, nine hundred thirty-five thousand dollars (\$14,935,000.00) recognized from revenue received from the sale of General Obligation Bonds within the 2024 GO Bond Issue 3 SubFund. (Street Projects, Bridge Replacement and Rehabilitation) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1008-2
- t. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of fifty-three million, seven hundred forty thousand dollars (\$53,740,000.00) recognized from revenue received from the sale of General Obligation Bonds within the 2024 GO Bond Issue 4 SubFund. (BOK Center, TPAC, and Public Safety Center Improvements) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1009-2
- u. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2024-2025 budget to make supplemental appropriations of thirty-three million, three hundred thirty thousand dollars

(\$33,330,000.00) recognized from revenue received from the sale of General Obligation Bonds within the 2014 GO Bond Issue 9 SubFund. (Street Maintenance and Repair) [UED 10/16/24; CC 10/16/24; CC 10/30/24] 24-1010-2

Public Comments:  
James Alexander, Jr. – 7.f, 7.p.

Councilor Decter Wright moved to approve 7.b – 7.u. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**8. COUNCIL ITEMS**

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Patrick reminded everyone about early voting for the upcoming election.

- b. Consideration and possible approval of City Council initiation of Zoning Code Amendments to add provisions for Electronic Message Center (EMC) signs. (Lakin) [UED 10/16/24; CC 10/30/24] 24-1011-2

Councilor Lakin moved to approve 8.b. Councilor Bengel seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		

Yeas: 8      Nays: 0      Absent: 1      Abstentions: 0

Motion carried.

**9. NEW BUSINESS**

- a. No items this week.

**10. HEARING OF APPEALS**

10.a and 10.b were each read and voted on separately.

- a. Hearing and possible action upholding or denying an appeal to the City Council requested by JE Taylor, White Dove Investment Corporation contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. NUZO-086166-2024, finding that the property located at 5310 S. Peoria Ave., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City

Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-9) [CC 6/26/24; CC 9/25/24; CC 10/30/24] 24-942-2

Brant Pitchford from Code Enforcement addressed the Council.

Heath Sharp addressed the Council on behalf of the appellant, JE Taylor.

Keri Fothergill, City of Tulsa Citizen Services Advocate, addressed the Council.

There was Council discussion.

Councilor Bellis left the meeting at 7:04 P.M. and returned at 7:05 P.M.

Councilor Patrick left the meeting at 7:12 P.M. and returned at 7:14 P.M.

Councilor Cue left the meeting at 7:25 P.M. and returned at 7:26 P.M.

Councilor Bengel proposed that the applicant commit to not using the ramps for the next 20 days until the Board of Adjustment process is completed.

Councilor Lakin moved to continue 10.a to the 5:00 P.M. City Council meeting on Wednesday, December 4, 2024, in the City Council Chamber. Councilor Miller seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Nay
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Nay
Miller	Yea		

Yeas: 6      Nays: 2      Absent: 1      Abstentions: 0

Motion carried.

- b. Hearing and possible action upholding or denying an appeal to the City Council requested by Mr. Jeffrey Skaggs contesting the decision of the Nuisance Abatement Hearing Officer in Code Enforcement Case No. 087299-2024, finding that the property located at 7642 E. 46th Pl. and Code Enforcement Case No. 091951-2024, finding that the property located at 7652 E. 46th Pl., Tulsa, Oklahoma is a public nuisance and ordering its abatement. The City Council may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made. (CD-5) [CC 8/21/24; CC 10/30/24] 24-813-2

Aaron Cummings from Code Enforcement addressed the Council.

Jeffrey Skaggs, the appellant, addressed the Council.

Brant Pitchford from Code Enforcement addressed the Council.

There was Council discussion.

Councilor Bengel left the meeting at 7:41 P.M. and returned at 7:44 P.M.

Councilor Bellis left the meeting at 7:54 P.M. and returned at 7:57 P.M.

Councilor Miller left the meeting at 7:59 P.M. and returned at 8:01 P.M.

Councilor Bengel moved to deny the appeal for Code Enforcement Case No. 087299-2024 located at 7642 E. 46th Pl. and to continue the appeal for Code Enforcement Case No. 091951-2024 located at 7652 E. 46th Pl. to the 5:00 P.M. City Council meeting on Wednesday, December 4, 2024, in the City Council Chamber. Councilor Decter Wright seconded the motion.

**ROLL CALL:**

Hall-Harper	Absent	Bengel	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
Bellis	Yea	Fowler	Yea
Miller	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

**11. HEARING OF PUBLIC COMMENTS**

- a. No items this week.

**12. ADJOURNMENT**

- a. Adjournment.

Chair Cue adjourned the meeting at 8:17 P.M.

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Jeannie Cue, Chair of the Council

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Lori Doring, Secretary to the Council